

## Unit 1 - The Oaks, Braybrook Road NN14 2NH

- FOUR OFFICE AREAS (not window displays area).
- Four officece Areas within
- Sorry no dog Groomer, beauty salon or hair dressers due to other within the block.

PRICE  
£395  
PCM

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.



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# Unit 1 - The Oaks, Braybrook Road NN14 2NH

PRICE £395 PCM

FOUR OFFICE AREAS - (not window area). Located on the corner of Braybrook Road and Harrington Road is this Office premises for Let. Main front office / retail area, leading to further office space including storage, kitchen and W.C areas beyond.

Sorry no dog Groomer, beauty salon or hair dressers due to other within the block.

## ENTRANCE

Opening into front retail/office area

## OFFICE AREA

16'2" x 14'9" narrowing to 12'1" (4.95m x 4.50m narrowing to 3.70m)

Electric panel heating and panelled door to Office/Area Two

## OFFICE/AREA TWO

11'1" narrowing to 9'1" x 13'8" (3.40m narrowing to 2.78m x 4.19m)

also having heater panel, hot and cold water supply with waster if required, inset ceiling spot lights, side emergency exit to rear, panelled door to Area Three

## AREA THREE

5'10" x 5'10" (1.78m x 1.78m)

Also having heater panel and doorway through to Kitchen and Area Four

## AREA FOUR

14'9" x 5'3" (4.52m x 1.61m)

With heater panel

## KITCHEN AREA

Having wash hand basin and cupboard under and door to cloakroom/Wc

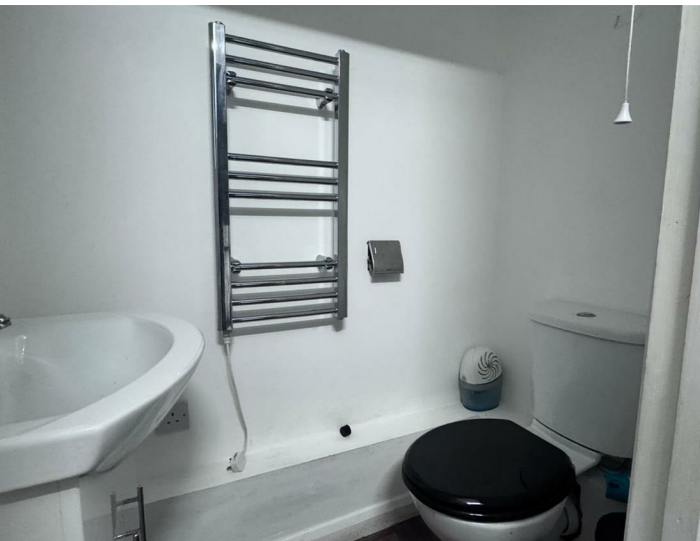
## CLOAKROOM/WC

comprising close coupled Wc

## DIRECTIONAL NOTE

Take a left out of the Rothwell office, continue over the roundabout towards Desborough, upon arrival into

Desborough take the third left into Gold Street, continue into Braybrooke Road where the property can be located on the left hand corner of Harrington Road



call to view 01536 418100

